

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-24254 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOT ENDEAVOR, LLC - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 125 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson)

C.C.: 12/05/2007

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda – Protest/support postcards and protest letter

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and adding the following condition as read for the record.

A. Approval shall be in compliance with all requirements of the definition of Senior Citizen Apartments pursuant to Chapter 19.04.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes:

PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated that the application is compatible with other multi-family uses in the area and recommended approval.

ERNEST FREGGIARO, 4588 Coachman Circle, MELANI SCHULTE, 7201 West Lake Mead, and JEFF SCHERRA, 5650 DTC Parkway, commented on the design aspects of the project and requested approval.

CHAIRMAN DAVENPORT asked for clarification of the ingress/egress locations and COMMISSIONER STEINMAN asked whether the residents would have access to kitchen facilities. MR. SCHERRA replied that each unit would have a kitchen and noted that several dining venues would also be available.

MS. SCHULTE explained that the price structure for the full service units would range from \$2800-\$4500, which includes all utilities, transportation, and all services for the seniors.

MARGO WHEELER, Director of the Planning and Development Department, proposed an additional condition to ensure the development met the standards of Senior Citizen Apartments as regulated by the Zoning Code.

CHAIRMAN DAVENPORT declared the Public Hearing closed.